

## **PROPOSED DEVELOPMENT CONDITIONS**

**SE 2014-HM-036**

**November 5, 2014**

If it is the intent of the Board of Supervisors to approve SE 2014-HM-036 located at 13174 Diamond Mill Drive, Tax Map 16-3 ((7)) 69, for a home child care facility with up to nine children at any one time, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition its approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferrable to other land.
2. This Special Exception is granted only for the home child care use on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated House Location Survey entitled "Lot 69 Phase 2 Coppermill," prepared by Stephen L. Moore, dated May 8, 2000, and revised by Elaine M. Whitehurst on June 17, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed nine children.
6. The hours of operation for the home child care facility shall be between the hours of 6:30 a.m. and 7:00 p.m., Monday through Friday.
7. The dwelling that contains the home child care facility shall be the primary residence of the provider.
8. A maximum of one non-resident employee, whether paid or not for the services, may be involved in the home child care facility.

9. The existing one-car garage shall not be converted to any use that would preclude the parking of vehicles and shall accommodate parking for the dwelling and the home child care facility.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. Proper licensure and procedures shall be adhered to in accordance with Chapter 30 of the Code of the County of Fairfax and Title 63.2, Chapter 17 of the Code of Virginia.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors. This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the use has been established.